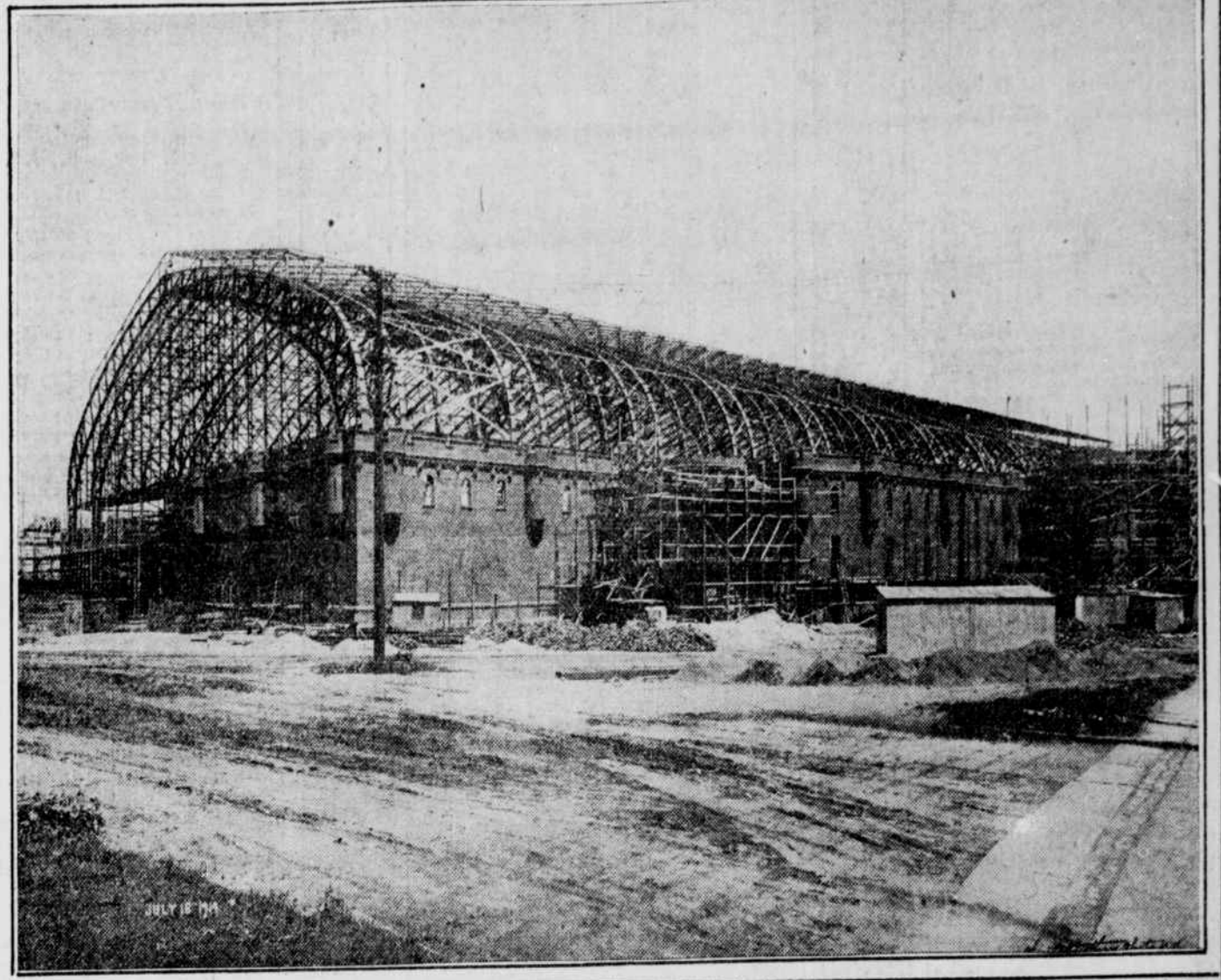


THE LARGEST ARMORY IN THE WORLD



It is being erected at Jerome av. and Kingsbridge Road. It will be the new home of the 8th Coast Artillery of the N. G. N. Y. Pilcher & Tachau are the architects.

New 8th Regiment Armory Will Hold 30,000 Persons

Being Erected at Jerome
Av. and Kingsbridge
Road.

DIRT FLOOR FOR
VAST DRILL HALL

Building, Largest of Its Kind in
the World, Will Be Ready
Next Year.

"In time of peace, prepare for war." With all Europe at war this state and city are heeding the famous epigram of Patrick Henry, in rushing to completion what will be the largest and most completely equipped armory in the world. It is destined for the use of the 8th Coast Artillery of the N. G. S. N. Y. This gigantic structure occupies part of the site of the Jerome Park reservoir, at Jerome av. and Kingsbridge Road, in The Bronx, which was acquired by the city several years ago to handle the Croton water supply and subsequently abandoned in favor of the Ashokan Dam project. It is being erected on an area of 225,000 square feet, or about three times the area of the Madison Square Garden block, on a plot 575 by 897 feet.

The vastness of this great structure may be better understood when it is taken into consideration that if the drill shed was provided with chairs it would afford room to seat 30,000 persons, while the gallery would provide room for 3,000 more. In circumference it will provide a four-lap track to the mile.

The drill hall is about 100 feet high, and there are two central towers 160 feet high. The façades are of brick and terra cotta trimmings. On the framework 8,000 tons of steel has been used. The city's share in the retaining wall, costing about \$140,000. The plans for the structure were prepared by Pilcher & Tachau, the well known architects, of this city.

The new building will probably be finished early next summer. Meantime the regiment will continue to use its old armory, at 93d st. and Park av. Since the announcement was made that the armory was to have a new home in The Bronx, it has attracted many new members. The officers hope to have the full complement of men when the removal takes place.

The armory in construction will be the last word in a building of its kind. In fact, it can safely be said, it will be more than the name implies. It will have the working conditions to be found at a fort.

The drill hall will allow the men to pick tents, use the heavy guns and give other opportunities which heretofore could be only enjoyed at camp. Each company will have its separate parlor, lockers and toilets. The lockers and toilets will be in the basement of the building, where a room is to be provided for the first sergeant of each company. The parlors will be on the gallery floor, where the captain and lieutenants of each company will also be provided with a room. Each company is to have a separate storeroom and a stairway from the basement to the upper part of the building. The armory will be equipped for six-

teen ranges at rifle practice at 200 yards. A drive forty feet wide on the level with Jerome av. leads to each company's store room and will permit the largest motor truck or horse-drawn vehicle to enter. By this means it will be possible for each company to leave the armory with its paraphernalia simultaneously within less than half an hour.

Colonel Elmore F. Austin is commander of the regiment.

PLAN LARGE BUILDINGS
Eight Structures for Brooklyn, to Cost \$700,000 Each.

Maynicke & Franke, architects, are preparing plans for eight buildings to be erected in the Bush Terminal section in Brooklyn. They will each be built of reinforced concrete, ten stories in height and occupy plots 280x500 feet.

The estimated cost of each building is \$700,000. These buildings are to be built for and will be occupied by the Montgomery Ward Company, of Chicago. Active operations will be started soon, and it is proposed to erect the buildings in groups of two at a time.

**OPTIMISTIC VIEWS
ON REALTY MARKET**

No Reason Why First Mortgage Holders Should Be Disturbed, Says Kahler.

As to the present and future effect the European war may have on the New York real estate market, Harry A. Kahler, president of the New York Title Insurance Company, entertains optimistic views.

"It is obvious," said Mr. Kahler, "that the magnitude of the present European struggle is without precedent. It is therefore impracticable to forecast with certainty the effects of the war on the market for New York City mortgages."

While the whole country must share some of the burdens resulting from the great destruction of men and wealth. But the freedom of the United States from 'entangling alliances' stands out in this crisis with greater clearness than ever before. Our national isolation may now be turned into a great asset. The resulting opportunities for American commerce will be extraordinary. It also seems certain that New York City must take its position as a world financial center. These different forces will all make for further growth of New York City and add to the general stability of its real estate values.

There is no disposition on the part of the New York Mortgage and Security Company to press borrowers for payment of loans. The company's financial condition is such that there is no necessity for doing so, and its directors believe that carefully selected mortgages on New York City real estate are safer than ever before.

NEWARK PROPERTIES SOLD Modern Dwelling To Be Erected on Lots Purchased.

Louis Schlesinger, Inc., has sold for Abraham Glasner to Gustav and Emil Krueger a plot consisting of six lots, comprising the northwest corner of Niagara and Amsterdam sts., the northeast corner of Niagara and Franklin sts., and a plot 30x200 feet adjoining the before mentioned corner lots on the north, running through from Frankfurt to Amsterdam st., Newark, N. J.

The new owners will each erect a modern dwelling fronting on Niagara st., and an up-to-date dairy will be built in the rear.

Louis Schlesinger, Inc., has sold for James A. Hay to James F. Kenny the property 97 Wright st., between Frelinghuysen and Pennsylvania avs., Newark, consisting of a plot 25x100 feet, having thereon a frame residence, which the new owner will occupy after making extensive alterations.

The same firm of brokers has also sold for the People's Bank of East Orange to A. Rudewitz the vacant plot 34 Voorhees st., near Leslie st., having a frontage of 40 feet and a depth of 100 feet and being 54 feet in the rear, on which the new owner will erect a high class one-family frame dwelling, with garage in rear.

For Marie A. Schwarzhaupt the same firm has sold the frame residence 154 Plane st. to Frederick Brown. The property is occupied as a boarding house. The dimensions of the lot are 25x103 feet, and the property was purchased for future investment.

AT NEPPERHAM HEIGHTS.
Brisk Buying of Lots at Attractive Development.

The Westchester Land Exchange, Robert E. Farley, president, has sold at Nepperham Heights, Yonkers: To Edward Missin, of Hastings-on-Hudson, four lots; to Helen J. Kaptanok, of Yonkers, two lots; to Martin Racioppi, of Yonkers, two lots; to F. E. Newcomb, of Yonkers, two lots; to Miss Grace M. Bitter, two lots; and to Martin Payne, two lots.

Mr. Missin, of Hastings, expects to begin the erection of two houses on his four lots this week.

The Swiss bungalow on Morningside Road, which is being built by Mrs. George O'Neil, of Winfield, Long Island, is nearing completion, and is an attractive addition to this beautiful property. The house built by Frank B. Lasher was completed last week and is ready for occupancy. There are several other houses for sale, ranging in price from \$5,000 to \$10,000, and houses which can be had for rental from \$35 to \$60.

The subdivision plan is working out successfully at Nepperham. The improvement work is progressing rapidly.

Buys Plot for Costly House.
The Quaker Ridge Improvement Company of Mount Vernon, N. Y., has sold for \$5,250 a plot of 21,000 square feet, consisting of five lots, the corner of Stratton Road and Mohegan Place, to Mrs. Helen Plank, who will immediately erect thereon a dwelling house costing approximately \$11,000.

New Home for Plandome.
L'Ecluse, Washburn & Co. have sold to Gordon M. Trauschild a plot of one acre on Brookside Drive, Plandome, Long Island, adjoining the home of Ernest A. L'Ecluse. Mr. Trauschild has already begun the erection of a residence.

QUEENS BUILDING REACHES HIGH MARK

\$13,700,289 Estimated Cost of Proposed Structures Planned.

FIGURES ARE FOR
LAST SEVEN MONTHS

\$326,600 Will Be Spent for 105 Applications That Were Filed Last Week.

A new record has been made in Queens in building activities, for from January 1 to August 1 the total estimated cost of new buildings was \$13,700,289.

The figures have just been compiled by John W. Moore, Superintendent of Buildings. In the month of July applications were made for 428 new buildings at an estimated cost of \$2,329,292. For the same month in 1913 there were 297 applications, with an estimated cost of \$1,311,488.

From the first of the year to August 1 there were 2,560 applications for new buildings and the estimated cost was \$13,700,289, while for the year of 1913 during the same period the number of applications was 2,877 and the estimated cost \$10,499,944, making an excess of \$3,200,345 in estimated cost.

In the last week in spite of the European war there has not been any falling off in applications for permits of an appreciable extent. There were 105 applications for new buildings at an estimated cost of \$225,600; 67 applications for alterations at an estimated cost of \$48,700, and 34 applications for plumbing permits at an estimated cost of \$56,300.

The applications for detached frame houses were of much importance last week, and among the builders were Harry Fleit, who will erect two story buildings on Hamilton av., east of Liberty av., Richmond Hill, at a cost of \$2,500 each; James S. Rourke, who will erect six two story buildings on Curstiss av., south of Jamaica av., Richmond Hill, at a cost of \$13,200; Albert Lips, to erect two and a half story buildings on Blanco Place, east of Remington st., Jamaica, at a cost of \$18,000; Newman & Harris, to erect two and a half story buildings on Mowbray Place, east of Austin av., Kew, at a cost of \$7,000 each; and the Hanson Building Company, to erect two story dwellings on 3d and 4th sts., north of Ashburton av., Bayside, at a cost of \$2,000 each.

John A. Fisher will erect three story brick tenements on Deyo st., east of Ford av., Glendale, at a cost of \$5,000 each, and Burkhard & Berwanger will erect eight three story tenements on Fresh Pond Road, south of Van Courtland av., Ridgewood, at a cost of \$80,000.

The Sage Foundation Company has applied for permits for the erection at Forest Hills of high class brick and tile residences to be erected on Greenway North and Slocum Terrace at a cost of \$9,000 and \$12,000, and for the erection of a fine church structure, to be of stone, on a plot 33 by 70 feet, on Greenway North, at the corner of Ascan av., to cost \$25,000.

OAKDALE PLOT SALE
Choice Long Island Parcels to Go at Auction.

On Wednesday, August 26, at the exchange salesroom, 14-16 Vesey st., Bryan L. Kennelly will sell at absolute sale four choice plots on the south side of Merrick Road, opposite the railroad station at Oakdale, Long Island. These plots are 75x150 each.

On Saturday, August 29, on the premises, at 3 p. m., at adjourned auction sale, Mr. Kennelly will sell Breezy Point, a desirably located country residence, with water front at Amityville, Long Island, on the west side of Clock's Boulevard, near Lincoln av. It is situated between Merrick Road and Great South Bay. There is a three story frame dwelling on the property, with sixteen rooms and bath, and a two story frame stable and outbuildings.

"OPPORTUNE TIME TO BUY"—M'GUIRE

Never a Better Chance to Invest in Property, He Declares.

EXPECTS WAR WILL
HELP REALTY MARKET

President of Real Estate Board Believes That Owners Have Nothing to Fear.

In discussing the real estate situation and the possible effect of the European war, Laurence M. D. McGuire, president of the Real Estate Board, said yesterday:

"Generally the situation had taken on a promising appearance just prior to the declaration of war. Several large transactions were completed, and all felt assured that the much-desired change for the better had come. This optimism has in no way been changed, in fact, the members of the board generally feel that the ultimate effect of the present lamentable condition will inure to the benefit of real estate, and particularly that of New York City."

"This country will be called upon to furnish most of the necessary supplies for the maintenance of the armies. If war continues, it is reasonable to suppose that this country will enjoy an era of prosperity unequalled heretofore. We will, of course, not sell our necessities without receiving cash for them. This cash will be put into circulation, and most of it will find its way into permanent investment, either in real estate or real estate mortgages. The manufacturers will, owing to the stoppage of foreign competition, as well as the nations now at peace, particularly those countries on this continent, look to us for most of their supplies and manufactures. One may confidently expect the United States to be the leading world power, and New York City undoubtedly the world metropolis, after hostilities have been concluded."

"New York City real estate is at present at a low level, and some parcels can be purchased at figures which will show shortly a handsome return. I should say there has never been a more opportune time to purchase than at present. While there is some uncertainty as to mortgage commitments,

CONSOLIDATION FOR BENEFIT OF TOWNS

Rockland County Electric and Gas Companies Asked to Unite.

AUTHORIZED BY
P. S. COMMISSION

Will Help Places Along the
Lower Hudson and Northern New Jersey.

The upstate Public Service Commission has authorized a reorganization and consolidation of electric and gas companies in Rockland County, which will have a far-reaching effect in the improvement and extension of gas and electric service along the west shore of the lower Hudson and in towns in Northern New Jersey. The Rockland Light and Power Company is authorized to issue \$463,000 of capital stock, the proceeds of which will be used to purchase the Rockland Electric Company and certain outstanding notes of the latter concern, as well as to cover certain unfunded debt of the former company.

In addition, the Rockland Light and Power Company is authorized to acquire controlling stock in the Rockland Electric Company of New Jersey. Thus reorganized, according to the opinion of Commissioner Martin S. Decker, on which the case was decided, the property will be in a far stronger financial condition, both as concerns its present operations and as to future betterments.

The consolidation, in addition to providing a firmer financial basis for the corporations concerned, will also result in large savings in operating expenses. For instance, the generating plants of the two New York State companies, at Orangeburg and Hillburn, will be connected by a transmission line and operated in conjunction with one another. The Hillburn plant, which will become the main generating station for the system, will be largely extended, the Orangeburg plant being maintained as an auxiliary.

Among the communities to be affected by the merger are the villages of Haverstraw, West Haverstraw, Spring Valley, Nyack, Upper Nyack, Grand View, the towns of Stony Point, Haverstraw, Ramapo, Clarkstown, Orangeburg and the unincorporated village of Thibault.

In New Jersey the improvements will affect Hillburn, Suffern, Tallman, Hokus, Orvil, Franklin, Mahwah, Wykoff, Ramsey, Alandale, Cragmere, Saddle River and Upper Saddle River. The commission in its order provides for a careful system, whereby the tangible fixed capital of the companies will be reduced and the intangible amortized.

MANY HOMES PLANNED
Reported That 200 Will Be Built at Bergen Beach.

A unique building operation will shortly be undertaken in Brooklyn, according to reports. M. Dana Morrell, an architect, of Washington, D. C., has completed plans for 200 residences, costing \$17,500 each, to be erected at Bergen Beach.

The buildings will be of poured concrete, one and a half stories in height. It is expected that work on ten of the houses will be started shortly. The architect represents the company which will do the building.

Lease in Home Club.
Douglas L. Elliman & Company, have leased for a term of years, a large apartment of 12 rooms and 4 baths, comprising more than an entire floor, in the home club, No. 11 East 45th st., for Orvis & Howe, managers to Henry Evans, president of the Continental Insurance Company.

Bronx Flat at Auction.
L. J. Phillips & Co. will offer at auction at 14 Vesey st. on August 13, at noon, the south corner of Bradhurst av. and 147th st., a six story flat house, on plot 49.11x100.

STONE ROOFS ARE COMMON IN MALTA

Some Are 300 Years Old and in Perfect Condition, Says Consul Laing.

Stone roofs are very common in Malta and give excellent service, according to Consul James Oliver Laing, of Valetta. The custom is an ancient one and is continued because stone roofs are cheap and durable. "I have seen such roofs here three hundred years old and perfectly good," he said. "Large beams of wood were used in ancient times upon which to lay the stone. The beams were about 10 by 7 inches. Steel beams about the size of an American T-rail, but a little higher, are now used."

"The stone native limestone is usually about four or five inches thick. The pieces are joined closely together and set in cement. A thin line of cement is also spread on top of all joints. The roofs are flat, with just enough slope for drainage. The stone does not wear out and the only repair necessary is a new covering of cement for the joints once in a while."

"Unless they are walked upon twenty years sometimes elapse without repairs of any kind to the roofs. They have the advantage of being absolutely fire-proof."

Long Island Plots Sold.
The Windsor Land and Improvement Company sold at Hempstead to D. M. Parker, Milton Clifford and Jared Barclay each a plot 40x100 feet, respectively, on Willow av., Kane av. and Hoffman Boulevard, and to Frederick Simon a plot 80x100 feet on Kane av. at Floral Park, to E. M. Joyce and M. E. Broder each a plot 40x100 feet, respectively, on Geranium av. and Violet av.; at Oceanside, to Robert Taylor a plot 40x100 feet corner of Bayside and Hoke avs.; at Valley Stream, to R. W. Sherman a plot 40x100 feet corner of Merrick Road and Grove st.



HOUSE RECENTLY COMPLETED BY THE T. B. ACKERSON COMPANY FOR RALPH INCE IN THE LAKE SECTION AT BRIGHTWATERS, LONG ISLAND.